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3 Melbourne Avenue, Bridlington, YO16 4PB

Price Guide £159,950



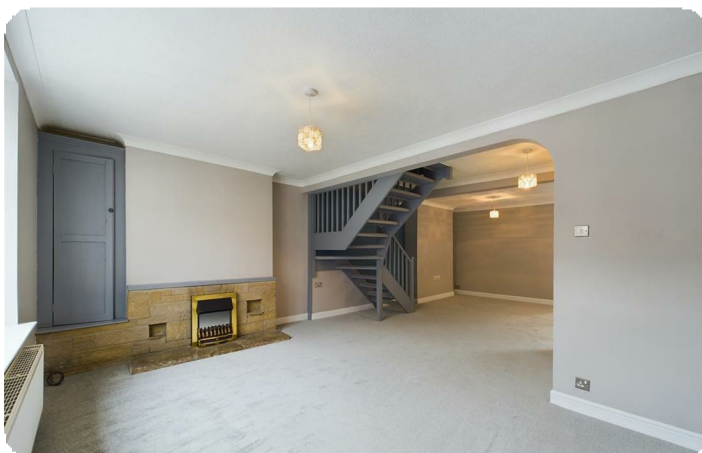
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A well presented three bedroom semi-detached house. This home is perfect for a first-time buyer looking to step onto the property ladder. One of the standout features of this property is the garage and workshop, providing the perfect space for DIY projects, home office or extra storage. The absence of an ongoing chain ensures a smooth and hassle-free buying process, allowing you to make this house your home without delay.

Located in a cul-de-sac just off Midway Avenue. Ideal for local amenities including primary and secondary schools, the town centre, train station as well as the array of shops on Quay Road.

The property comprises: Ground floor: spacious lounge to dining room and modern kitchen. First floor: three good size bedrooms and modern bathroom. Exterior: enclosed garden, garage and workshop. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed side door into inner hall, built in storage cupboards and upvc double glazed window.

Lounge:

15'11" x 10'1" (4.87m x 3.08m)

A front facing room, gas fire with a stone surround, built in storage cupboard, upvc double glazed window, central heating radiator and archway into the dining room.

Dining room:

17'8" x 15'11" (5.39m x 4.87m)

A side facing room, staircase to the first floor, upvc double glazed window and central heating radiator.

Kitchen:

15'7" x 8'5" (4.76m x 2.58m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric double oven, gas hob with stainless steel extractor over. Part wall tiled, gas combi boiler, space for fridge/freezer, upvc double glazed window and upvc double glazed door onto the rear garden.

First floor:

Central heating radiator and access to the loft space.

Bedroom:

13'1" x 10'3" (3.99m x 3.14m)

A front facing room, fitted wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

11'5" x 8'7" (3.49m x 2.63m)

A rear facing room, upvc double glazed window and central heating radiator.

Bedroom:

11'6" x 7'2" (3.51m x 2.19m)

A rear facing room, upvc double glazed window and central heating radiator.

Bathroom:

10'11" x 3'10" (3.33m x 1.17m)

Comprises a modern suite, bath with plumbed in shower

over, wc and wash hand basin. Full wall tiled, floor tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a fenced low maintenance garden area. Car access to the side of the property via tenfoot off Melbourne Avenue to the garage.

Garden:

To the rear of the property is a private low maintenance paved garden. Access to the garage, covered gazebo area leading to a workshop which could be used as a home office with power and lighting.

Garage:

Double opening doors, power and lighting.

Notes:

Council tax band: A

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



Floor Plan

Ground Floor

Floor 1

Approximate total area⁽¹⁾

950.5 ft²
88.3 m²

Reduced headroom

19.53 ft²
1.81 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

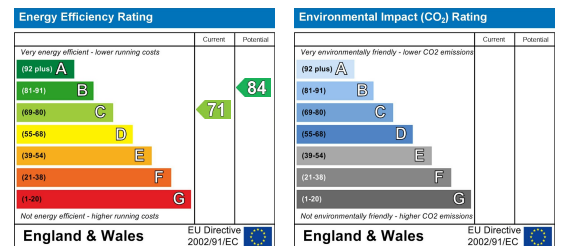
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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